

April 1, 2006

Housing Agency
Private Rental Housing Division
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miamidade.gov

To Section 8 Housing Choice Voucher Landlords:

In March 2005, you were advised that Miami-Dade Housing Agency (MDHA) was adopting a policy to require leases with a one (1) year term and encouraged you to incorporate renewal language into your lease to renew on a year-to-year basis, to preclude the requirement of entering into a new lease and housing assistance payments (HAP) contract each year. MDHA staff will continue to review the lease in place for all annual tenant re-certifications and will request a new lease with year term, unless the lease already has a one-year renewal clause.

Effective April 1, 2006, MDHA will no longer be accepting payment/lease extensions when:

- The lease has expired and there is no renewal clause;
- A Notice to Move date has expired; or
- A Mutual Lease Termination date has expired.

In these instances, if the tenant remains in your unit, a one-year lease must be executed between you and the tenant and presented to MDHA in order to continue to receive HAP subsidy. If this lease is not executed and accepted by MDHA, then the tenant will be responsible for the full contract rent. In the event a tenant is in the midst of moving from your unit, and the one-year lease has been executed and accepted, MDHA will allow a mutual lease termination to be effective when the tenant has been granted authorization to move into another unit.

Please be advised that the schedule for the acceptance of the Request for Tenancy Approval (RFTA) and the execution of the lease and HAP contracts has changed as follows:

Mondays & Fridays:

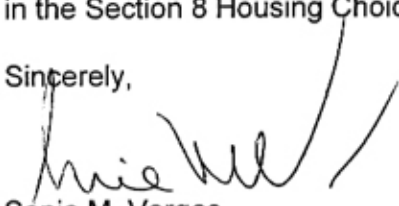
8:00 a.m. to 11:00 a.m. – RFTA accepted

1:00 p.m. to 4:00 p.m. – Execution of the Lease and HAP Contract

We believe that these changes will be beneficial to you, your tenants and MDHA as they are designed to avoid any interruption in the payments made to you by MDHA.

Should you have any questions regarding this matter, please contact our office at (305) 250-5236. Thank you for your cooperation and your continued participation in the Section 8 Housing Choice Voucher program.

Sincerely,


Sonia M. Vargas
Acting Director
Private Rental Housing

Delivering Excellence Every Day

ADA Coordination

Agenda Coordination

Animal Services

Art in Public Places

Audit and Management Services

Aviation

Building

Building Code Compliance

Business Development

Capital Improvements

Citizens' Independent Transportation Trust

Commission on Ethics and Public Trust

Communications

Community Action Agency

Community & Economic Development

Community Relations

Consumer Services

Corrections & Rehabilitation

Cultural Affairs

Elections

Emergency Management

Employee Relations

Empowerment Trust

Enterprise Technology Services

Environmental Resources Management

Fair Employment Practices

Finance

Fire Rescue

General Services Administration

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Homeless Trust

Housing Agency

Housing Finance Authority

Human Services

Independent Review Panel

International Trade Consortium

Juvenile Assessment Center

Medical Examiner

Metro-Miami Action Plan

Metropolitan Planning Organization

Park and Recreation

Planning and Zoning

Police

Procurement Management

Property Appraisal

Public Library System

Public Works

Safe Neighborhood Parks

Seaport

Solid Waste Management

Strategic Business Management

Team Metro

Transit

Task Force on Urban Economic Revitalization

Vizcaya Museum And Gardens

Water & Sewer